

6 Maughan Avenue, Redwood Park, SA 5097

House For Sale

Wednesday, 3 July 2024

6 Maughan Avenue, Redwood Park, SA 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 568 m2

Type: House



Ben Gow

0490532738

\$649k-\$689k

Welcome to 6 Maughan Avenue, presented by Ben Gow and Harris Real Estate. Nestled in the family-friendly suburb of Redwood Park, this beautifully maintained 1976-built home is on the market for the first time. With an abundance of features and updates, this property is perfect for first home buyers, small families, or investors looking for a generous 568sqm (approx.) allotment. The master bedroom offers a built-in robe, providing ample storage space, while the updated kitchen and bathroom add a modern touch to this classic home. The light-filled living room is complemented by a gas fire heater, creating a cozy atmosphere. The home has been freshly painted throughout, enhancing its bright and welcoming ambiance. The split system heating and cooling ensure year-round comfort, and the split-level living design adds a unique charm to the property. Outside, the large open backyard is perfect for children to play and for hosting gatherings. There is ample parking space for a caravan, trailer, boat, or multiple cars. The location is exceptional, with walking distance to Westfield Tea Tree Plaza, sports fields, Redwood Park Primary School, and numerous walking trails. It also offers easy access to Modbury Interchange, bus routes, local shops, and more, making it a convenient and desirable place to live. For the small family, quiet entertainer, or anyone seeking more space and peace, this home is an ideal choice. Don't miss the opportunity to view or enquire about this charming family haven. Contact Ben Gow on 0490 532 738 for more information or to schedule an inspection. This one won't last long. Specifications: CT / 5088/893 Council / Tea Tree Gully Zoning / GN Built / 1976 Land / 568m² (approx) Frontage / 18.9m Council Rates / \$1730.57pa Emergency Services Levy / \$50.80pa SA Water / \$160.16pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Redwood Park P.S, The Heights School, Ridgehaven P.S, Modbury School P-6, Surrey Downs P.S

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069